



**ERIC GIBSON**  
INTERIM DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017

## **AGENDA**

### **HISTORIC SITE BOARD**

#### **August 20, 2007**

#### **Final**

*NOTE: Final agenda will be posted on the HSB web site the Friday prior to each meeting date. Action items will not be changed; however other items, including discussion items, may change or be added. HSB web site:*

<http://www.co.san-diego.ca.us/dplu/Resource/4~historic/4~historic.html>

### **ADMINISTRATIVE ITEMS**

#### **ITEM 1 – ADMINISTRATIVE**

##### **A. Board Administrative Matters and General Information**

- Excused Absences

##### **B. Conflict of Interest Declaration**

##### **C. Approval of June 18, 2007 Board Minutes**

##### **D. Reports:**

- CLG Grant for Julian Historic District – Progress Report – Donna Beddow
- Summary of a recent meeting of the City of San Diego Historic Resources Board Policy Subcommittee relating to a survey of cities throughout the state that compares their historic resources policies – Chairman, Jim Royle

##### **E. Announcements**

- San Diego Archaeological Center Saturday October 6, 2007, 4 to 8pm; the Center is hosting the Excellence in Archaeology Celebration and Awards Ceremony. In addition to fine food, drinks, entertainment, and silent auction will be a behind-the-scene tour of the center. Families are welcome.
- "Celebrating the West on the Move"; Friday, August 31, 2007 5 to 9pm; Old Town San Diego State Historic Park 4002 Wallace Street. This is to celebrate the 150<sup>th</sup> anniversary of the arrival of the Overland Mail in San Diego. (Flyer available)

- National Preservation Institute: In San Diego: October 17-19, 2007: Section 106: An Introduction”.

## **ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS**

- A. **Public Comment** – Non-agenda items
- B. **County Department of Parks and Recreation Update:** No presentation planned for August
- C. **Presentation** – No presentation planned for August

## **ACTION ITEMS**

### **ITEM 3 – JAMUL HAVEN: CHARLES M. & RACHEL GIFFORD 1899 QUEEN ANNE FARMHOUSE – MAA 07-002:**

**Location:** 13510 Jamul Drive; Jamul/Dulzura Community Planning Group  
**Supervisor District:** 2 – Dianne Jacob

**Description:** Jamul Haven is a two-story, 2,178 square foot Queen Anne farm house built in 1899 for Charles M. Gifford and his family, who were important pioneers and leaders in horticulture in Jamul’s and San Diego’s olive production industry. This resource appears to be significant under the County’s Historic Local Register of Historical resources Ordinance 9493 under Criteria V (b) (1): agricultural development of olive horticulture in Jamul, and transportation as it was as stage stop from San Diego to Campo through Mexican Canyon in the early part of the 20<sup>th</sup> century; Criteria V (b) (2): association with the lives of pioneers Charles M. and Rachel Gifford and their sons De Witt and Orville Gifford who are important to San Diego County’s history; and Criteria V (b) (3): a good architectural example of a surviving rural San Diego County 1899 Queen Anne farmhouse from the end of the 19<sup>th</sup> century.

**Today’s Action:** Recommend placement of Jamul Haven: Charles M. & Rachel Gifford 1899 Queen Anne Farmhouse on the Local Register of Historic Resources and recommend approval for participation in the Mills Act Contract.

**Staff Recommendation:** Recommend placement of this house, on lot APN 519-050-35-00, on the Local Register of Historic Resources as Landmark Number 2007-002 and recommend approval for participation in the Mills Act contract. Staff finds this resource to be significant under County’s Local Register of Historical Resources Ordinance 9493 under Criteria V (b) (1): the resource is associated with events that have made a significant contribution to the broad patterns of San Diego County’s history and cultural heritage including agricultural development of olive growing in Jamul, and transportation from San Diego to Campo as a stage stop through Mexican Canyon in the early part of the 20<sup>th</sup> century; Criteria of V (b) (2), the house is associated with the lives of pioneers Charles M. and Rachel Gifford and their sons De Witt and Orville Gifford who are important to San Diego County’s history and cultural heritage ; and under Criteria V (b) (3), distinctive characteristics of a type and period in San Diego County’s history as the house is a good example of a surviving rural San Diego County 1899 Queen Anne farmhouse from the end of the 19<sup>th</sup> century. This residence appears to meet all of these criteria.

### **ITEM 4 – GLEN ABBEY MEMORIAL PARK HISTORIC DISTRICT: MAA 07-004**

**Location:** 3838 Bonita Road; Sweetwater Community Planning Group  
**Supervisor District:** 1 – Greg Cox

**Description:** The Glen Abbey Memorial Park was founded in 1924 on a 120-acre site, incorporated by the Glen Abbey Development Company as an endowment care cemetery and the first memorial park in the greater Southwest. The original major buildings constructed in the Park were designed by master architects Lincoln Rogers and Frank W. Stevenson in either a Spanish Eclectic or Gothic style. The original landscape design was prepared by master landscape architect Nathaniel E. Slaymaker. The proposed Glen Abbey Memorial Park Historic District contains the following contributing historic resources: Glen Abbey Office/Superintendent's Building (1925), the Glen Abbey Restrooms (1925), the original Entrance Gate, Posts, Gate & Walls between them (1925); the Little Chapel of the Roses (1925); and the original Lower and Upper Burial Gardens (1924). Several related but non-contributing structures are also located within the historic district but do not date to the period of significance. These structures are not proposed for designation and are proposed for exclusion from the Historic District.

**Today's Action:** Recommend approval to add this District to the Local Register of Historic Places to the Director of the Department of Planning and Land Use.

**Staff Recommendation:** Staff recommend placement of the Glen Abbey Memorial Park District on the Local Register of Historic Resources as Landmark Number 2007-004. Staff finds this resource to be significant under County's Local Register of Historical Resources Ordinance 9493 under Criteria V (b)(1): the resource is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage as the first "flush marker" (or memorial) cemetery in San Diego; and under Criteria V (b)(3): identifies a resource as significant if it embodies the distinctive characteristics of a type or period San Diego region (Spanish Eclectic and Gothic architecture), or represents the work of an important creative individual (master architects and landscape architect).

#### **ITEM 5: LANDMARKING APPLICATION REQUIREMENTS, REVISION**

**Description:** The HSB approved the document: "*San Diego County Historic Site Board Information Required for Landmarking Applications*" in 2006. Revisions are proposed to improve and streamline the process. Staff would like to propose an attachment that includes information required at the Zoning counter for submission.

#### **DISCUSSION ITEMS**

#### **ITEM 6: NATIONAL REGISTER OF HISTORIC PLACES (NRHP), DRAFT REVIEW PROCEDURES**

**Description:** One function of the HSB is to review applications for nominations to the NRHP. Draft procedures have been developed for the review of these nominations by the HSB.

#### **ITEM 7: ARCHAEOLOGICAL SITE VISIT POLICY:**

**Description:** This policy has been drafted to guide Historic Site Board members when visits to confidential archaeological sites are required.

## **ITEM 8 – DEPARTMENT OF PLANNING AND LAND USE DISCRETIONARY ITEMS**

**Description:** Continued discussion of determining the threshold at which DPLU discretionary projects should be brought to the HSB for action and comment.

## **ITEM 9 – FUTURE AGENDA ITEMS**

- Next meeting will take place on Monday, September 17, 2007 (third Monday)
- Whaley House Porch replacement project (tentative); County Parks
- US Grant House designation and recommendation for a site plan waiver for landscaping.
- Possible variance review for the Hindman house (designed by John Mock); the variance would be for reduced setbacks for a pool.

## **ITEM 10– ADJOURNMENT**

REFER TO FOLLOWING ATTACHMENTS FOR ITEMS 5, 6 AND 7:

ATTACHMENT ITEM 5:

**SAN DIEGO COUNTY HISTORIC SITE BOARD**

**INFORMATION REQUIRED FOR LANDMARKING APPLICATIONS**

**1/23/2006 Revised 07/05/2007**

The Historic Site Board was established by the Board of Supervisors by Ordinance 9493 dated 8/14/2002 and Section 396.7 of the County Administrative Code, to landmark significant historic and prehistoric cultural resources in the County of San Diego.

Landmarking requires that the Historic Site Board (HSB) members and staff have adequate detailed information available for the evaluation of your application. You may perform the research and compilation of the information yourself, or you may retain the services of a professional for that purpose. However, even if you choose the latter, your own research will be of assistance and potentially reduce your costs, and increase your appreciation of the resource you own.

The HSB staff is available to answer your questions on the landmarking process. Please contact Gail Wright at (858) 694-3003 or [gail.wright@sdcounty.ca.gov](mailto:gail.wright@sdcounty.ca.gov); or Donna Beddow at (858) 694-3656 or [donna.beddow@sdcounty.ca.gov](mailto:donna.beddow@sdcounty.ca.gov), for any assistance with the application forms or with the following required information:

**Executive Summary**

Provide an overview of the application, including what and where the resource is located, and which criteria for listing the resource is believed to meet (see below). Include a statement identifying which components (structures and landscape and hardscape elements) are to be included in the nomination. For example the listing may include only the residence; or, it may include the residence, detached garage, and gazebo, but not the pool and pool house. Another example would be that the listing would include the house, the landscaping and the rock wall.

**Significance**

Significance criteria, as defined by the San Diego County Local Register of Historical Resources Ordinance 9493 and Section 396.7 of the County Administrative Code Section (e).(2) include the following:

- V. (b) (1). Is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage. Examples include resources associated with the Battle of San Pasqual, gold mining in the Julian area or the early growth of the San Diego area. These resources would be considered significant because it is associated with an event that has made a significant contribution to the broad patterns of San Diego County's history and cultural heritage.
- V. (b) (2). Is associated with the lives of persons important to the history of San Diego County or its communities. Examples include resources associated with the life of George W. Marston, Kate Sessions, John D. Spreckels, Ellen Browning Scripps, Ah Quin, Manuel O. Medina, Jose Manuel Polton (Hatam), Jose Pedro Panto, Manuel Olegario Calac (or Sali), or Tom Lucas would be considered significant because they are associated with the lives of persons important to the history of San Diego County or its communities.

- V. (b) (3). Embodies the distinctive characteristics of a type, period, San Diego County region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values. Examples include resources representing the work of architects William Templeton Johnson, Irving Gill, Lilian Rice, or Hazel Waterman would be considered significant because they represent the work of an important creative individual; or if a resource is identified as a Queen Anne, Mission Revival, Craftsman, Spanish Colonial, or Western Ranch Style structure, it would be significant because it embodies the distinctive characteristics of an architectural type or period.
- V. (b) (4). Has yielded, or may be likely to yield, information important in prehistory or history. For example, a milling feature associated with the La Jolla prehistoric period, the floor of a prehistoric structure, or an historic stone dam would be significant because it is considered unique and is likely to yield information important to prehistory.

In order to address the above-referenced criteria, we recommend that your report include the following sections and subsections as well as a conclusion as to which of the criteria your resource applies: Note: see Additional Information below for types of resources eligible for nomination

1. Provide an explanation of which one or more of these criteria the property is met by your residence, structure, landscape or archaeological site, and why. Note: Criterion V.(b).(4) almost always applies to archaeological sites, though it may also apply to other types of resources.
2. Historical Context  
Describe how the resource relates to the history and/or prehistory of San Diego County, and what the time period for which it is significant.
3. Biographical Information  
As applicable and as researched, provide information on original owner(s) and occupant(s), architect, landscape architect, builder, subsequent owner(s) and occupant(s)
4. Detailed Description of Resource  
For a structure, describe the structure in detail, including how it has changed over time and its present condition. A series of floor plans may be helpful in this effort. If applicable, also describe the landscaping and how it has evolved. For other types of resources, provide a description, as appropriate.
5. Subsurface Components  
Were there formerly structures or features present portions of which may still exist below the surface? Examples include outhouses (privies) and various other outbuildings.
6. Archaeological Sites  
If the resource is not an archaeological site, is there potential for subsurface resources? If it is an archaeological site, has the site been tested? If so, provide a copy of the survey/testing report. The report must contain detailed description of CEQA and RPO significance.

## Bibliography

Provide citations for references used.

## Appendices

Include in appendices additional applicable information, such as:

1. Copy of most recent deed (Required)
2. Legal description (Required)
3. Chain of title (Required)
4. Historical photographs, including aerial photographs, if available (specifically 1928 aerial photograph) depicting features of the property (Required). The 1928 aerial photographs are now digitized and can be obtained from the County at 5201 Ruffin Road.
5. Photographs of the property and the setting as it currently exists, from all four directions (Required)
6. Site plans and/or aerial views showing property lines and the locations of structures and major landscape and hardscape elements (Required). The plans and/or views must include the entire parcel and all elements. The area to be landmarked must be clearly highlighted. In addition to the main residence or structure, other elements that are to include, as applicable:
  - a. Mature landscaping
  - b. Walls
  - c. Driveways
  - d. Pathways
  - e. Outbuildings
  - f. Boulders or rock formations
  - g. Pools
  - h. Additions to the main residence or structure, if known
7. At a minimum, include maps which show the location of the property or which help to represent or understand the significance of the resource. Include a USGS topographic map and a Thomas Brothers page map. One source for maps is SanGIS, a joint powers agency of the City of San Diego and the County. See [www.sangis.org](http://www.sangis.org), call 858-874-7000, or visit their office at 5469 Kearney Villa Road, Suite 102, San Diego, CA 92123.
8. Copies of significant articles from newspapers, magazines, etc., which help to represent or understand the significance of the resource
9. Copies of permits, notices of completion, etc.

### ADDITIONAL INFORMATION:

#### Types of resources eligible for nomination:

1. Building. A resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity. "Building" may also be used to refer to ~~an~~ a historically and functionally related unit, such as a courthouse and jail or a house and barn.

2. **Site.** A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possessed historical, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event, and if no buildings, structures, or objects marked it at that time. Examples of such sites are trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
3. **Structure.** The term “structure” is used to describe a construction made for a functional purpose rather than creating human shelter. Examples of structures include mines, flumes, roads, bridges, and tunnels.
4. **Object.** The term “object” is used to describe those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, as opposed to a building or structure. Although it may be moveable by nature or design, an object is associated with a specific setting or environment. Objects should be in a setting appropriate to their significant historic use, role, or character. Objects that are relocated to a museum are not eligible for listing in the Local Register. Examples of objects include but are not limited to fountains, monuments, maritime resources, trains, planes, sculptures, and boundary markers.
5. **Historic District.** Historic districts are united geographic entities that contain a concentration of buildings, structures, objects, and/or sites united historically, prehistorically, culturally, or architecturally. Historic districts are defined by precise geographic boundaries. Therefore, districts with unusual boundaries require a description of what lies immediately outside the area, in order to define the edge of the district and to explain the exclusion of adjoining areas. The district must meet at least one of the criteria for significance discussed below in Section (b).

Those individual resources contributing to the significance of the historic or archaeological district, but not individually eligible, will also be listed in the Local Register. For this reason, all individual resources located within the boundaries of an historic or archaeological district must be designated as either contributing or as non-contributing to the significance of the district.

#### Integrity:

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the Local Register must meet one of the criteria of significance described in Section V(b), above, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been preserved, rehabilitated, or restored according to the Secretary of Interior's Standards may also be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or changes in its use may themselves have historical, cultural, or architectural significance.



**ATTACHMENT TO LANDMARK REQUIREMENTS:**

**DOCUMENTATION REQUIRED BY THE ZONING  
COUNTER FOR SUBMISSION OF MILLS ACT  
APPLICATIONS TO THE COUNTY OF SAN DIEGO**

**NOTE:**

THE HISTORIC SITE BOARD USUALLY MEETS THE 3<sup>RD</sup> MONDAY OF THE MONTH AT THE COUNTY ANNEX, 5201 RUFFIN ROAD SUITE B, AT 6:30PM, IN THE BOARD ROOM. MILLS ACT DOCUMENTATION MUST BE SUBMITTED TO THE ZONING COUNTER AT LEAST 30-DAYS PRIOR TO ANY MEETING TO BE PLACED ON THE AGENDA.

Effective July 1, 2007

### MILLS ACT APPLICATION

		FEES	DEPOSIT/FEE	FEE CODE
DPLU PLANNING		---	F	2653
DPLU ENVIRONMENTAL		\$420		
DPW ENGINEERING		---		
DPW INITIAL STUDY REVIEW		---		
STORMWATER	MINOR	---		
	MAJOR	---		
DEH	SEPTIC/WELL	---		
	SEWER	---		
PARKS		---		
<b>TOTAL</b>		<b>\$420</b>		

VIOLATION FEE \_\_\_\_\_

### FORMS/REQUIREMENTS

- 346 Discretionary Permit Application Form
- Application for Historic Designation/ Mills Act Contract Application
- CA Department of Parks and Recreation Form # **DPR 523- A**
- CA Department of Parks and Recreation Form # **DPR 523- B**
- CA Department of Parks and Recreation Form # **DPR 523- J**
- CA Department of Parks and Recreation Form # **DPR 523- L**
- Photographs
- Historical/Architectural Study/Supporting Documents

### NOTES:

- \_\_\_ 1. Twelve (12) hard copies of above-referenced documents including all reports **MUST** be submitted, in addition to, one (1) electronic copy (pdf files on a CD) of the same items.
- \_\_\_ 2. All documentation should go to Project Processing for distribution.
- \_\_\_ 3. Questions should be directed to Donna Beddow, Gail Wright or Glenn Russell.

Discretionary Permit application Form 346 is available at the following web site:

<http://www.sdcounty.ca.gov/dplu/docs/ZoningNumeric.html>

ATTACHMENT FOR ITEM 6:

**SAN DIEGO COUNTY HISTORIC SITE BOARD  
NRHP NOMINATION REVIEW PROCEDURE  
Draft 2 – 7/6/07**

**BACKGROUND**

As a Certified Local Government (CLG), the Historic Site Board (HSB) is provided the opportunity to review and comment upon nominations to the National Register of Historic Places (NRHP) for resources within San Diego County. The California Office of Historic Preservation (OHP) forwards those nominations to HSB staff.

The HSB may choose to recommend the listing on the NRHP, to recommend against listing, or to take no position on the nomination. Comments may also be provided.

**PROCEDURE**

Staff will advise the Chair and Vice Chair of the HSB immediately upon receipt of the documents for a proposed NRHP nomination, and will docket the item for the next meeting for which adequate legal notice can be provided. Staff will provide copies of the documentation package and distribute one copy to each HSB member as soon as possible, for review prior to the meeting. Staff will notify the property owner, the individual or organization that prepared the nomination, and the appropriate community planning group of the date and time of the HSB hearing on the nomination. Other individuals and groups may also be notified, as staff and the HSB Chair and Vice Chair are aware and deem appropriate.

While not required, HSB members are urged to visit the resource prior to the meeting at which the nomination is to be reviewed.

No additional copies of the nomination will be made for distribution at the scheduled meeting if the nomination includes sensitive information that is not intended for public review.

At the meeting, the HSB Chair will announce the topic. Staff will then make a presentation on the nomination, including the reason the nomination is being heard, the options available to the HSB, and any recommendation staff may have on the nomination.

The Chair will then announce the order in which testimony will be received, and the time permitted each presenter. Greater time may be allotted to the person or organization preparing the nomination, and the principal person or organization opposing the nomination. If the property owner is neither of these, he/she will be afforded the opportunity to speak first and for the same period of time.

Following these initial presentations, the Chair will sequentially call others who have requested the opportunity to speak on the nomination.

Rebuttal time may be permitted, at the option of the Chair.

HSB members may seek clarification of issues before the Board, following which the Board will decide whether to close the hearing or continue it to a subsequent meeting, if the deadline for response to OHP permits a continuance. If the decision is made to close the hearing, no further public testimony will be permitted.

After closing the hearing, the HSB will do one or more of the following:

- a) Move to act on the nomination, followed by discussion and deliberation, then voting on the motion; or
- b) Re-open the hearing with or without further discussion; or
- c) Re-open the hearing and continue it to a date certain; or
- d) Postpone the decision to a date certain.

When the HSB has reached a decision on the nomination, staff will draft a letter notifying OHP of that decision, for signing by the Chair.

**SAN DIEGO COUNTY HISTORIC SITE BOARD  
ARCHAEOLOGICAL AND NATIVE AMERICAN SACRED SITE  
SITE INFORMATION AND VISIT POLICY  
Draft 3 – 7/6/07**

**BACKGROUND**

Archaeological site and Native American sacred site locations and related site information are considered sensitive and disclosure of that information is, by law (California Government Code Section 6254 and County Guidelines), significantly restricted. Consequently, participation in visits to archaeological sites and Native American sacred sites that are under consideration by the Historic Site Board (HSB) must be limited, and material provided must be properly treated. Sensitive documentation is required by the County to be in a separate Confidential appendix that is labeled “Not for Public Review”. The main body of a report documenting the survey and/or testing of an archaeological site is not sensitive information.

The purpose of this policy is to provide guidance on these matters.

**POLICY**

When visiting archaeological sites in the course of their duties, HSB members must always treat the site and occasion with respect to the persons and cultures the sites represent.

To ensure protection of sensitive archaeological site information, including but not limited to site locations, Historic Site Board members may not be accompanied on archaeological site visits by their friends, spouses, significant others, or any other persons unless such persons would otherwise be entitled to access that information (i.e., meet the Secretary of the Interior’s Standards, are on the County’s list of approved archaeological consultants, or are a member of the group culturally-affiliated with the site). HSB staff will advise if this restriction can be eased for a specific site.

Since the information provided to HSB members by staff in support of consideration of archaeological site nominations and/or reviews is likely to contain sensitive information, it is the responsibility of each HSB member to treat electronic and paper documents knowledgeably, in order to avoid deliberate or accidental disclosure of that information. It is recommended that paper documents be returned to HSB staff, and electronic documents be deleted, when they are no longer needed. Any requests for copies of the information are to be referred to HSB staff, who will determine whether or not it should be provided to the requester.

Photos taken by HSB members during site visits must also be treated in a manner appropriate to their content. Advice on this can be obtained during the site visit.